

Doc# 1484213
Bk# 2066 Pg# 1457

Prepared by and after recording return to:
Diane T. Covan
1901 Fogarty Avenue, #1
Key West, FL 33040
305/293-1118

CORRECTIVE RESTRICTIVE COVENANT

WHEREAS, Daniel Deutsch and Judith Deutsch, hereinafter "OWNER" are the owners of real property situated at 508 Louisa Street, Key West, FL 33040, legally described as follows:

Lot 37, Square 8, Tract 11, Book C-5, Page 169, as recorded in
Monroe County, Florida Official Records.

RE: 00028910000000010101, and

WHEREAS, the City of Key West, hereinafter "CITY" distributes building permits for housing units which are allocated to it by the State of Florida; and

WHEREAS, OWNER desires to build one (1) affordable housing unit on the above described property or designate an already constructed unit on the above described property as affordable; and

WHEREAS, the building permits available from CITY are for housing units designated as "affordable" and "affordable, low income" by the CITY under its Affordable Housing Regulations;

NOW, THEREFORE, the OWNER agrees to do the following:

1. The permits for the units will be awarded from the CITY'S affordable permit allocation specifically for Unit #1, at 508 Louisa Street, Key West, Florida.
2. The housing built or designated affordable as a result of this award shall be restricted in its rental and sale prices, as well as by the income limitations on tenants and ownership, by the restrictions in the CITY'S Affordable Housing Regulations as defined in the Land Development Regulations of the City of Key West, including but not limited to Section 122-1466 as it is currently written or as it is amended or codified.
3. The execution and filing of this document in the public records of Monroe County creates no rights in the OWNER to the permits and units herein described. All other codes, ordinances and regulations of the CITY must be adhered to within the required time frames to obtain a Certificate of Occupancy for the above unit.

The above restrictions shall be a restrictive covenant, which shall run with the land and remain in full force and effect for a period of 50 years from the date of this deed or restrictions unless renewed or rescinded by the CITY. In the event of a violation or breach of these restrictions, CITY and any person aggrieved by a violation or breach shall have the right to proceed at law or in equity to compel compliance with the terms hereof or to prevent the violation or breach of any of them. The failure to enforce any right, reservation, restriction or condition contained herein, however long continued, shall not be deemed a waiver of the right to do so thereafter as to the same breach.

Made and executed on the 8th day of December, 2004.

Holly C. Smith
Witness Name: Holly C. Smith Daniel Deutsch, Owner

Witness Name: Bernard W. Lynch

Holly C. Smith
Witness Name: Holly C. Smith Judith Deutsch, Owner

Witness Name: Bernard W. Lynch

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Subscribed and sworn to before me on the 8th day of December, 2004 by Daniel and Judith Deutsch.
They are _____ personally known to me or who ☒ have produced drivers licenses as identification.

[Signature]
Notary Signature

NOTARY SEAL:

Name of Person Taking

Acknowledgment: T. Toni D. Dodson

Title or Rank _____ Notary Public, District of Columbia

Commission Number, if any _____ My Commission Expires 1-1-2007

MONROE COUNTY
OFFICIAL RECORDS